LAND at PARK STREET, WOMBWELL

TREE REPORT

SECTION A - INTRODUCTION

A1.0 THE AUTHOR

A1.1 My name is David C Houldershaw. I am a Fellow of the Institute of Chartered Foresters, Fellow of the Arboricultural Association, Member of the British Academy of Experts and Member of the British Institute of Agricultural Consultants.

A1.2 A former Northern England Regional Chairman of the Institute of Chartered Foresters, author and consultant with over twenty-three years professional experience and a specialist interest in arboricultural matters.

A1.3 I am required by membership of the above professional bodies to adopt an independent stance in the assessment and presentation of fact and expert opinion.

A2.0 BACKGROUND

A2.1 This site with various trees present is being considered for residential redevelopment.

A3.0 THE REPORT

A3.1 Following a request by Ben Bailey Homes, I inspected the trees on the site and this report includes details together with my comments.

David C Houldershaw BSc(For), FICFor, FArborA, MAE, MBIAC
NORTHERN RESOURCE CONSULTANTS
22 Ethel Crescent
Knaresborough
North Yorkshire. HG5 ODJ
Telephone : *01423 868952*

Consultants in Forestry, Landscape and the Environment

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SECTION B - DESCRIPTION

B1.0 GENERAL

B1.1 The site includes a derelict filling station, an industrial yard with various workshops and associated infrastructure with offices and a caretakers bungalow and is adjacent to The Grange offices which stand in their own well-treed grounds.

B1.2 The main individual trees and groups of trees have been individually assessed with details provided in the appendix.

B1.3 Trees in the grounds of The Grange are protected by the Barnsley Metropolitan Borough Council Tree Preservation Order No. 5/ 1992 and a basic inspection for safety and immediate management purposes has been undertaken with details included in the main text.

B2.0 NORTHERN BOUNDARY

B2.1 Trees/ groups A to D inclusive.

B2.2 The young sycamores A and C and crab apple B are of an easily replaceable size with the trees in group C requiring early felling in any event to protect the boundary wall from damage. Of the larger maturing sycamores in group D two have callused over basal/ lower stem damage with the central tree at least likely to have only a limited safe useful life as a result and the western end tree is a poor specimen of little value – all three trees are likely to cause early damage to the boundary wall.

B2.3 The trees (A-D) in this area grow in a narrow strip of land between concrete hardstanding and the boundary and are likely to suffer significant root damage when the concrete is lifted and are unlikely to survive site clearance and will require felling as a consequence.

B3.0 SOUTH-WESTERN CORNER

B3.1 Trees/ groups E to J inclusive.

B3.2 The trees/ tree groups E, F and G are recently planted trees of an easily replaceable size growing on a landscaped bank leading steeply up to the site boundary.

B3.3 The large mature sycamore H grows outside the site and overhangs the boundary by around 4 m and will require protection during any site works. No safety inspection has been undertaken.

B3.4 The row of young sycamores I grows in debris in derelict land outside the site and overhang the boundary by around 2 to 3 m and will require protection during any site works. Removal or modification of the retaining wall within the site may destabilise the trees leading to failure. No safety inspection has been undertaken.

B3.5 The row of young alders at the rear of the large factory unit is difficult to protect and unlikely to survive demolition and will require felling as a consequence. The principal purpose of these trees is to screen the factory unit from the adjacent offices, a purpose which will become redundant on demolition and are easily replaced.

B4.0 PARK ROAD FRONTAGE AREA

B4.1 Trees/ groups K to N inclusive.

B4.2 The trees/ groups K, L and M grows adjacent to tarmac and walls and likely to suffer significant root damage during site clearance and are unlikely to survive and will require felling as a consequence. The trees in groups K and M are young trees and easily replaced. L is a large heavy mature ash with significant dead branches requiring early deadwooding for safety reasons and is more or less fully-grown with probably only a limited remaining useful safe life before decline sets in.

B5.0 TREES IN TREE PRESERVATION ORDER

B5.1 Various trees/ tree groups in the grounds of The Grange office block south of the main industrial site are included in the Tree Preservation Order with each group described separately below.

B6.0 GROUP G1

B6.1 Group G1 grows on the north side of the drive immediately south of the site boundary and is a dominated by large mature ash, beech, horse chestnut, lime and sycamore trees with an understorey of mainly maturing hollies. Various works have been identified as being required :-

a)	lime N	fell & replace	small, suppressed tree of little value, weak crown towards road; replace in a suitable area free of overhanging branches
b)	general	deadwood	particularly larger trees for safety
c)	horse chestnut O	prune back	prune back to suitable growth points from offices inside site to provide 3 m clearance for demolition

B6.2 Adequate tree protection as per BS5837 will be required along the southern site boundary, care will be required when the bungalow is demolished and an adequate stand-off distance to new houses.

B7.0 GROUP G2

B7.1 Group G2 grows on the south-east side of Group G1 and is an area of maturing hollies with a large mature laburnum :-

a)	laburnum P	deadwood	for safety reasons; monitor as close to point where significant decline leading to breakage may be reasonably anticipated

B8.0 GROUP G3

B8.1 Group G3 runs around the northern, eastern and southern boundaries of The Grange front lawn and is dominated by mature ash, birch, lime, sycamore and whitebeam trees with an understorey of mainly maturing hollies :-

a)	ash Q	deadwood climbing inspection monitor closely	for safety reasons; heavy dead branches in crown; possible cavities developing in crown; possibly on verge of decline
b)	general	deadwood	particularly larger trees for safety reasons

B9.0 GROUP G4

B9.1 Group G4 is a copse south of The Grange containing a range of species including mature beech, birch, lime and sycamore with a mixed understorey :-

a)	beech R	fell & replace	short row of former hedging plants with limited potential; consider felling to favour yew (thinning) & plant replacements to break up age class structure
b)	birch S	fell & replace	for safety; dead top
c)	sycamore T	fell & replace	to protect boundary wall & to favour neighbouring trees (thinning)
d)	lime U	deadwood	for safety; significant dead branches
e)	elm V	fell & replace	for safety; significant stem decay
f)	dead W	fell & replace	for safety/ management; smaller dead tree
g)	general	deadwood	particularly larger trees for safety

B10.0 GROUP G5

B10.1 Group G5 is a boundary tree belt south-west of The Grange dominated by mature ash, norway maple and sycamore trees with an understorey of mainly maturing hollies :-

a)	poplar X	fell & replace	for safety; significant stem breakage
b)	ash Y	deadwood	for safety; significant dead branches
c)	sycamore Z	monitor closely	for safety; significant basal damage
d)	general	deadwood	particularly larger trees for safety

B11.0 GROUP G6

B11.1 Group G6 is a boundary row of mature birch and cherry interspersed with recently planted norway maples.

B12.0 INDIVIDUAL TREES

B12.1 Trees T1 and T3 are small mature weeping ash trees with the usual deadwood, branch cavities, minor breakage points, etc., characteristic of this variety. T3 has suffered recent fire damage to the eastern part of the crown. T3 is however a small tree growing part way down a steep bank of no discernible public amenity value not being visible from a public vantage point and not being a special specimen :-

a)	T3	monitor closely	full extent of fire damage not yet evident
b)	T1, T3	deadwood	to tidy up crowns

B13.0 TREE PROTECTION

B13.1 A Method Statement detailing methods of working in the vicinity of trees including tree works schedules, protection, etc., should be agreed with the council prior to any work commencing on site. Tree protection fencing should be erected as recommended prior to any work commencing on site and maintained in good condition throughout construction to ensure adequate protection as per BS5837 "Trees in relation to construction".

B14.0 FOUNDATION DESIGN

B14.1 Foundation design should take into account the underlying soil type and the presence of the various trees with due allowance for felled trees, future growth of retained trees and additionally for trees to be planted as part of the development.

APPENDIX

TREE	SPECIES	HT	DESCRIPTION & CONDITION	RECOMMENDED WORK	COMMENTS
A	Elder & sycamore group	6	Group including 1 mature elder in poor condition & 3 young sycamores all very close to concrete hardstanding & likely to suffer significant root damage during site clearance when concrete lifted	Fell (for site clearance)	Unlikely to survive site clearance; of an easily replaceable size
B	Crab apple	6	Small mature tree; spiral-grained with signs of initial onset of spiral splitting with under 5 years remaining safe life; very close to concrete hardstanding & likely to suffer significant root damage during site clearance when concrete lifted	Fell (for site clearance)	Unlikely to survive site clearance; of an easily replaceable size
C	Sycamore group	8	Group of 4 young trees; one on site side of fence very close to concrete hardstanding & likely to suffer significant root damage during site clearance; 3 trees between fence & wall likely to cause early significant wall damage & likely to suffer moderate to severe root damage during site clearance when concrete lifted	Fell (to protect wall & for site clearance)	Unlikely to survive site clearance; likely to cause early wall damage; of an easily replaceable size

TREE	SPECIES	HT	DESCRIPTION & CONDITION	RECOMMENDED WORK	COMMENTS
D	Sycamore group	12	Group of 3 maturing trees; smaller tree on west side poor specimen, increasingly suppressed; other two trees larger with some root exposure due to removal of dwarf wall; basal/ lower stem damage callused over in eastern tree, callusing over in central tree; central tree with tight fork with significant included bark developing; all three trees very close to concrete hardstanding & likely to suffer significant root damage during site clearance when concrete lifted; close to boundary wall & building outside site & likely to cause significant damage with signs of early onset of wall damage	Fell western tree (thinning) Fell central & eastern trees (for site clearance & to protect wall)	Unlikely to survive site clearance; likely to cause early wall damage
E	Rowan group	3 to 5	Row of young recently planted trees on landscaped bank		Of an easily replaceable size
F	Sycamore	8	Young tree, recently planted on landscaped bank		Of an easily replaceable size
G	Recent group	5 to 7	Group of young recently planted trees on landscaped bank including ash, cherry, crab apple, norway maple & sycamore		Of an easily replaceable size
H	Sycamore	14	Large heavy mature tree outside site, overhangs site boundary	Inspect for safety	Outside site
I	Sycamore row	10 to 12	Row of young sycamores growing in debris in derelict land outside site, overhang site boundary	Inspect for safety	Outside site
J	Alder row	10 to 12	Row of young trees very close to industrial building & likely to suffer significant damage during site clearance	Fell (for demolition)	Unlikely to survive demolition
K	Recent group	2 to 6	Group of young ash, cherry, laburnum & sycamore trees growing adjacent to tarmac & wall & likely to suffer significant root damage during site clearance when tarmac lifted	Fell (for site clearance)	Unlikely to survive site clearance; of an easily replaceable size

TREE	SPECIES	HT	DESCRIPTION & CONDITION	RECOMMENDED WORK	COMMENTS
L	Ash	12	Heavy mature tree; grows on bank by wall with early wall damage occurring; quantity of *significant dead wood in crown* & deadwooding required as a matter of some urgency; limited remaining useful safe life of less than 10 years; grows very close to tarmac & retaining wall & likely to suffer significant root damage when tarmac lifted & retaining wall removed	Fell (for site clearance)	Unlikely to survive site clearance; limited remaining *useful safe life even if no* development takes place
M	Recent group	5 to 9	Group of young trees on bank including ash, *laburnum*, rowan & sycamore most close to tarmac & retaining wall & likely to suffer significant root damage when tarmac lifted & *retaining wall removed*	Fell (for site clearance)	Several trees in group unlikely to survive site clearance; all of an easily replaceable size
N	Lime	9	Suppressed tree with distorted, one-sided crown towards road	Fell (thinning)	Suppressed tree of little value